

SUBJECT TO APPROVAL AT 2014 ANNUAL MEETING

Villas Of Oak Pointe Annual Meeting Minutes May 1, 2013

- I.** The meeting was called to order at 6:43 pm.
- II.** Board members Susan Cope, Larry Jannon, Rob Harvey and Kramer-Triad representative Ron Jones were introduced.
- III.** Proof of Notice of the Meeting – evidenced by attendance.
- IV.** Verification of quorum (35%) 34 present + 13 proxies received
- V.** The minutes of May 2, 2012 were approved
- VI. Election of Directors**
 - a. Steve Zervas and Dave Patterson were appointed ballot inspectors
 - b. Larry Jannon and Rob Harvey are running for re-election
 - c. There were no nominations from the floor
 - d. Jim Lumb moved and Dan Wohlschlager seconded that Jannon and Harvey be elected by acclamation for another term. Approved.
- VII. Reports and Presentations**
 - a. **Community Association** – Oak Pointe Country Club will manage the 4th of July celebration this year. The fireworks have been funded by an anonymous donor and OPCA will contribute \$3,500 as they have in the past. More information about the event will be shared as it becomes available.
 - b. **Reports from the Board** - Jon Evenson was thanked for the wonderful job he has done with our new website and Hank Cornille for his contribution of artwork to the site. New residents Dave & Nancy Gaalaway, Bill & Joan Barnes and Janet Kitchen introduced themselves. Ron Jones reported on the ponds and concerns about the growth of cattails and other vegetation. Dan Wollschlager questioned whether ponds were required to be dredged and Ron responded that it was not a requirement and could lead to an excess growth of cattails. Conrad Konsitzke expressed concerns about the growth of cattails on pond 5 and was told that treatment was scheduled the following day and would be followed by more aggressive chemical treatment.
 - c. **Reserve Study** – John Lenga presented an updated report on the reserve study. The Board has contributed to the reserves as planned last year due to reduced spending and an additional \$9,000 in revenue. Thanks, John.
 - d. **Architectural Review** – Alyce Riemenschneider presented some new options for garage door and lighting replacements. Her power point presentation is available on the website. The doors are available at Home Depot and the lighting is available online and at a variety of stores. Similar styles may be chosen subject to approval of the architectural review committee.

e. **Oak Pointe Water/Sewer District** – A decision was made to tie into MHOG for waste water management. There will no improvement in water quality, but residents will be able to use salt instead of potassium chloride.

f. **Committee Reports**

Social Committee - Lisa Mancini reported that the Social Committee would be holding a Cinco de Mayo golf outing on May 5, 2013.

Boat Committee – Paul Stanko presented information concerning the rules and waiver requirement. He also reported that the new ski boat had come in under budget and that boats would be available for sign-out. Tony Fiorillo cautioned the residents about alcohol use while boating and was advised that state laws are followed. Jim Lumb questioned the need for four boats. Usage has increased or remained steady and four boats fit within our budget.

VIII. Community Discussion

Tony Fiorillo spoke for Bea Flannigan, who has been circulating a petition to take a vote to overturn the restrictive covenant, which requires all residents to maintain at least sports memberships with Oak Point Country Club. The Board is investigating the pros and cons of keeping the restrictive covenant in place versus overturning it.

Residents reminded the Board that lawn and street repairs are required as a result of the construction for the cell phone project. Ron Jones has documented much of the damage to the streets and will work with the cell phone carriers to see that repairs are covered.

IX. Adjournment – 8:35 pm.